

**Town of Wells, Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
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Project Name/District: Moody Medical Center / General Business District – Tax Map 108, Lot 33-28

Date of Review: 9/22/22

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article X**  
**Site Plan Approval**

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:						
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: <b>[Amended 6-12-2012]</b>	Y				Scale is 1" = 30 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Owner name and address noted.  Business name and address noted.
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				Proposed lot coverage is noted to be 53.9%  4,334 SF building footprint is noted. <b><u>What is the building gross floor area?</u></b>  2,766 SF SF building area to be constructed is identified. <b><u>Is this gross floor area?</u></b>
	(3) Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	Y				Plan is prepared by Ryan M. McCarthy, PLS #2515 of Tidewater Engineering & Surveying Inc. dated Aug 2022.
	(4) All existing and proposed setback dimensions.	Y*				General Business District dimensional requirements are noted <b><u>and corrections are needed.</u></b> <b><u>See plan markup.</u></b>

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(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<b>Light and glare note needed.</b> Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.  Light posts are identified around the property. <b>Building mounted lights are not identified. Are any changes to lighting proposed?</b>
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		Building mechanical areas are identified on the plan. Existing electrical transformer identified adjacent to lot 15.
(8)	The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	Y				Existing water and sewer utilities within Route One, Salt Marsh Circle and Mariner Lane identified.  Existing on-site drainage structures depicted. Proposed drainage structures/changes not anticipated.  Underground utilities identified on lot 28. Adjacent utilities poles identified.
(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	Y				1 foot property contours are depicted.

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(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	Y*				<p>All parking is designed as 90 degree parking. <b><u>Plan to note parking spaces are 9' x 18.5' minimum with 26' wide two way travel aisles.</u></b></p> <p><b><u>Parking calculation to be based on gross floor area of the building.</u></b> See plan note 11 and 13.</p> <p>57 spaces require 3 handicap accessible parking spaces. 3 ADA compliant spaces are shown. <b><u>ADA compliant signage to be identified on the site plan for handicap accessible parking spaces.</u></b></p> <p><b><u>Shared entrance and exit onto Route One with abutting Lot 34 to be identified and detailed on the plan.</u></b></p> <p><b><u>Dumpster must meet setback requirements and must be relocated with 6' tall solid screening.</u></b></p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.		N			<p>A 15 foot wide landscaped buffer is required along Route 1 and Mariner Lane. One ash tree is identified along Route 1. <b><u>A minimum of two shade trees are required. Two shade trees are required along Mariner Circle. Landscape buffers to be depicted on the plan. Significant existing plantings were installed, to be depicted or noted on the plan.</u></b></p> <p><b><u>This commercial parcel abuts three vacant parcels (Lots 15, 15-1 and 27) and one commercial parcel to the south (Lot 34). No screening is required between commercial properties. Lot 27, 15 and proposed lot 15-1 may be residential. The Planning Board to determine if screening for lot 27, 15 and 15-1 is required as all lot lines with these vacant parcels are proposed to be changed.</u></b></p> <p><b><u>Planning Board to review screening and landscaping requirements after the public hearing.</u></b></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Plan note 11 identifies the access and sewer easements across 33-28 to benefit 33-15 to be released.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y*				<b><u>Road widths of Salt Marsh Circle and Mariner Lane to be noted.</u></b> Route 1 width is noted to be 66' wide.
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	Y				All abutters are identified.
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Deed provided. Book 18474 Page 558.

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C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			NA		Property is served by public sewer.
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.		N			<b><u>Dumpster must be relocated to meet setback requirements. Dumpster must be screened by 6' tall solid screening.</u></b>
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.		N			<b><u>Capacity letter from WSD not provided. Needs to address full square footage to be constructed.</u></b>
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.		N			<b><u>Capacity letter from KKWWD not provided. Needs to address full square footage to be constructed.</u></b>
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:	Y*				Application states no change predicted in peak hour trips. <b><u>Planning Board to consider if traffic data is necessary. Sight-distances are needed. Are the existing lane restrictions to be changed? Does an easement exist for the current share entrance/exit onto Rte. 1 with Map 108, Lot 34?</u></b>
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					

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H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. [Amended 4-27-2007]				W	Best management practices for soil erosion and sedimentation control are a standard condition of approval. <b><u>Notes need to be added to the plan or reference made to the Findings of Fact &amp; Decisions associated with this site plan approval.</u></b>  <b><u>A waiver of submitting an erosion and sedimentation control plan has been requested. See cover letter dated 8/19/22 by applicant's surveyor.</u></b>  <b><u>Town Engineer recommends granting the waiver based on the limited site disturbance and reference to adhering to BMP's.</u></b>
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. [Added 4-27-2007]				W	<b><u>A waiver of submitting a stormwater management has been requested. See cover letter dated 8/19/22 by applicant's surveyor.</u></b>  <b><u>Town Engineer recommends granting the waiver based on the limited site change and building addition was previously approved.</u></b>
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. [Added 4-27-2007]					
	<b>Chapter 201, Article IV. Sidewalk Development.</b>			NA		

**Notes:**

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 9/8/22 and updated 9/22/22